

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Edmonton CMA

Date Released: Decmeber 2016



Housing market intelligence you can count on

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

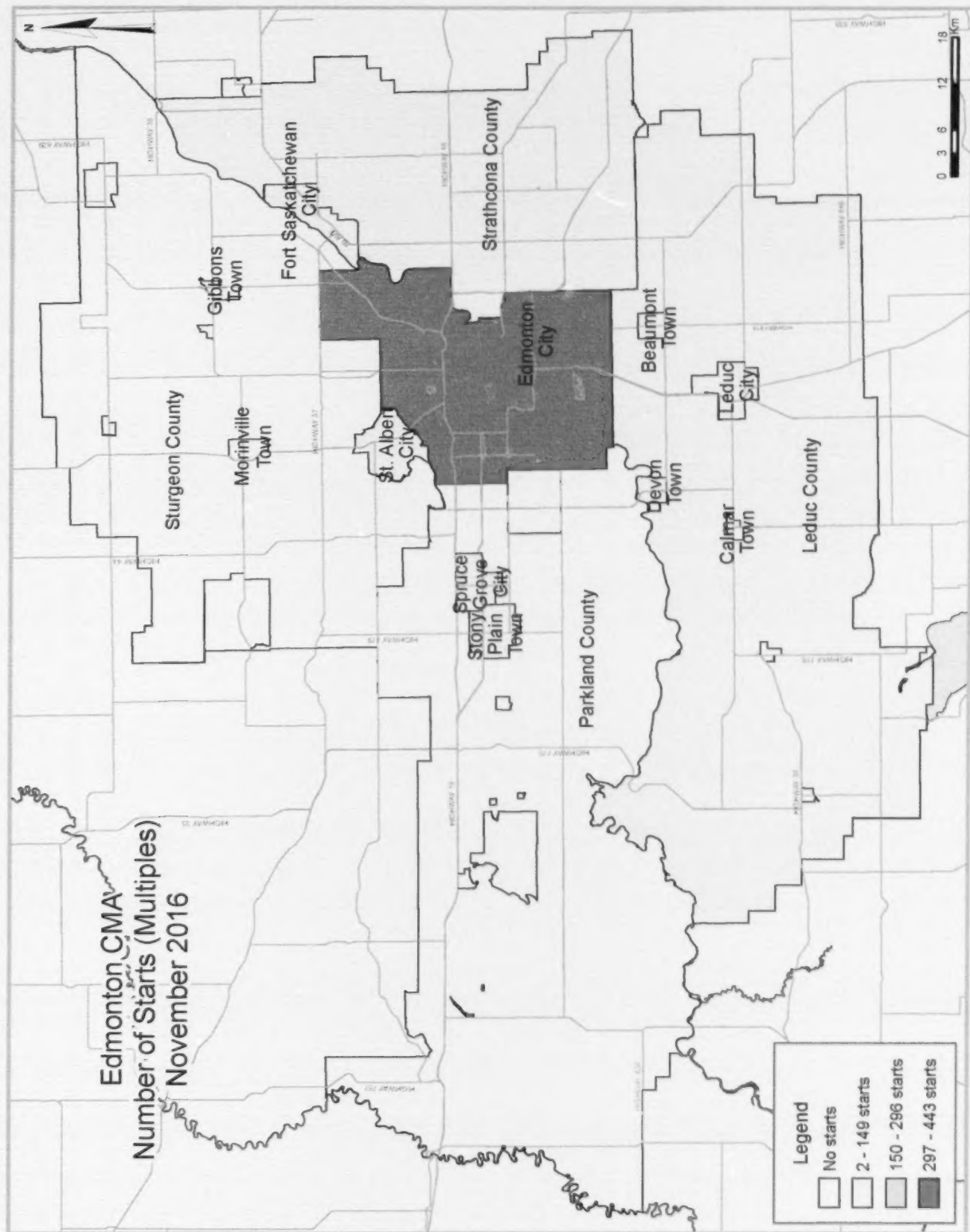
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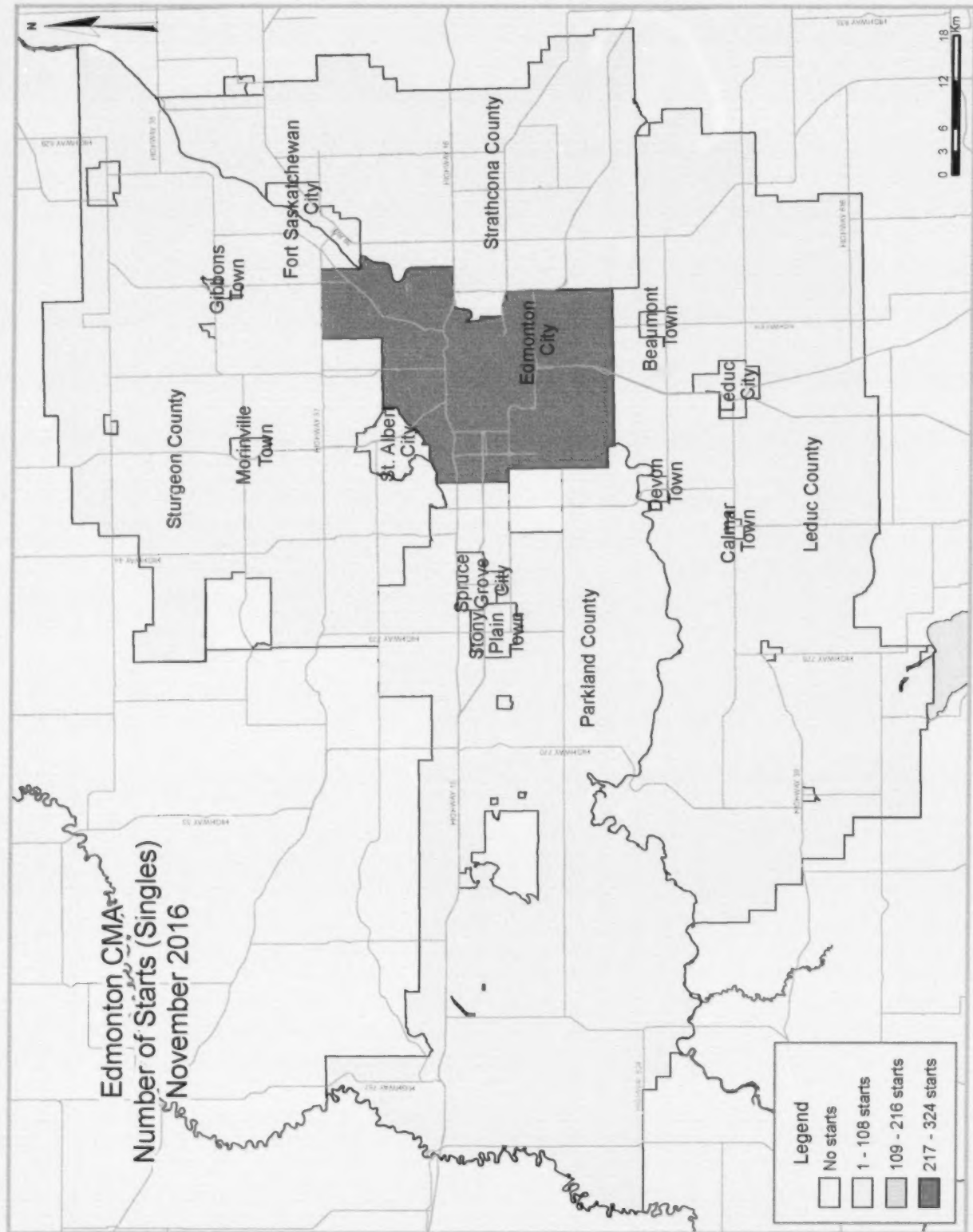
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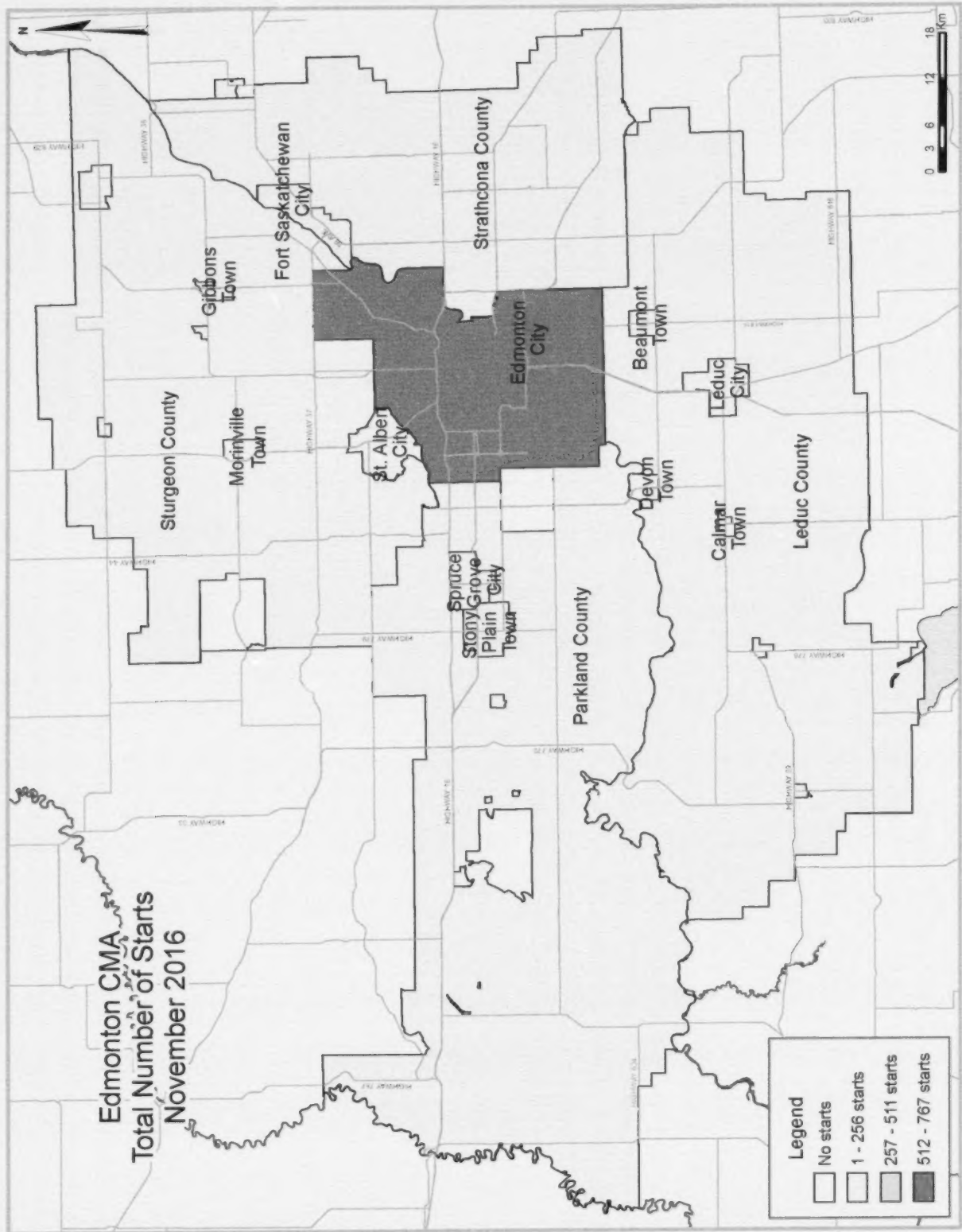
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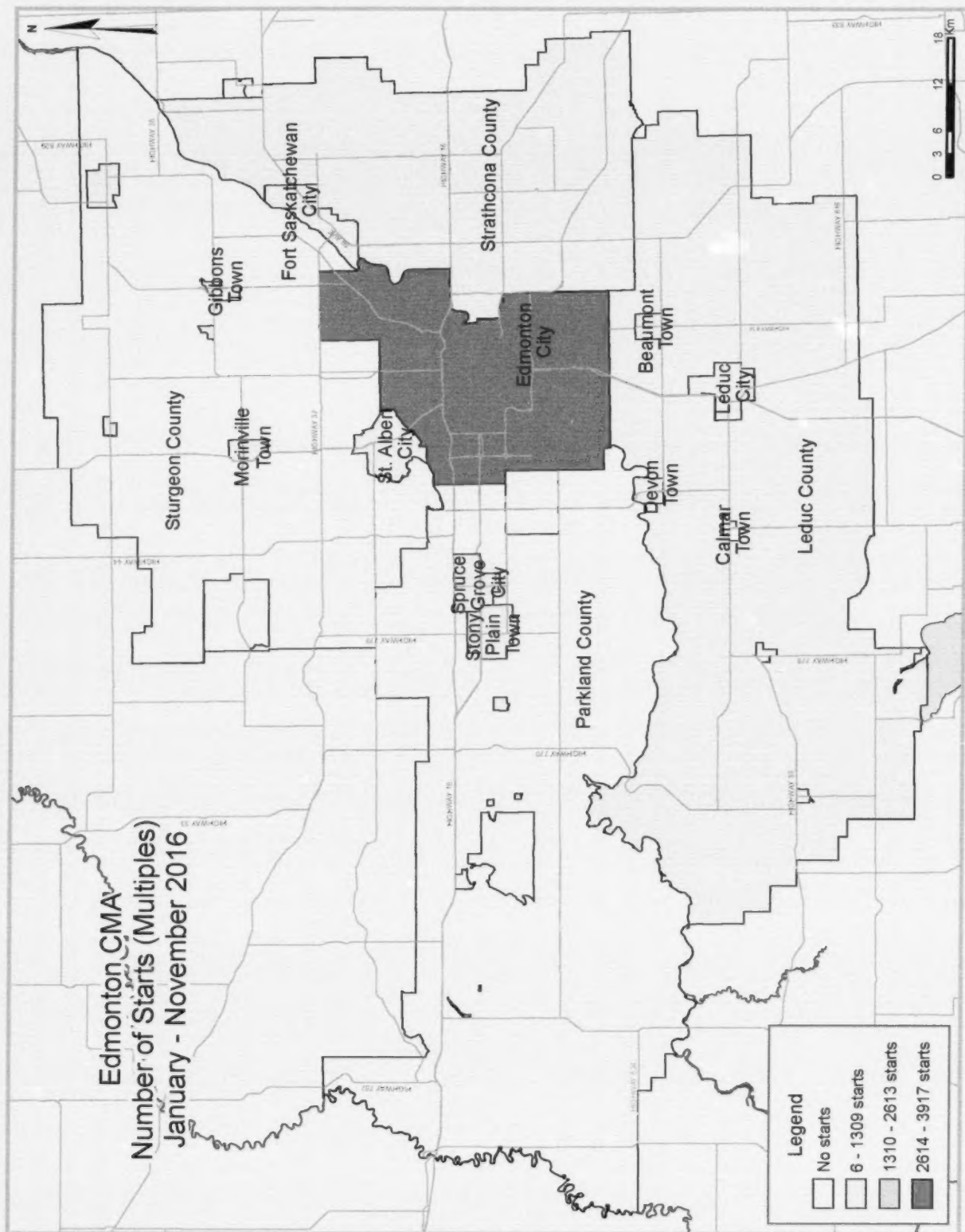
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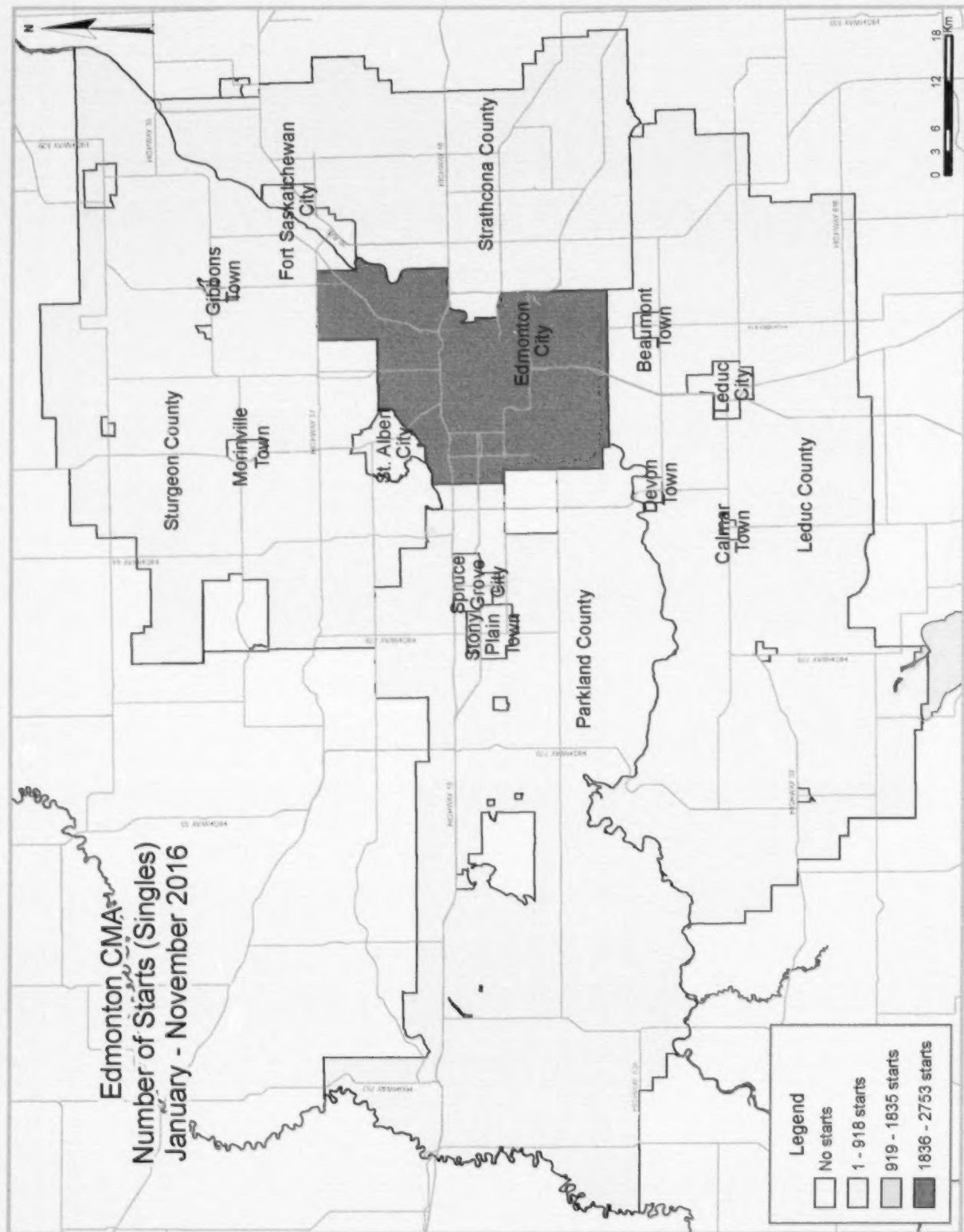
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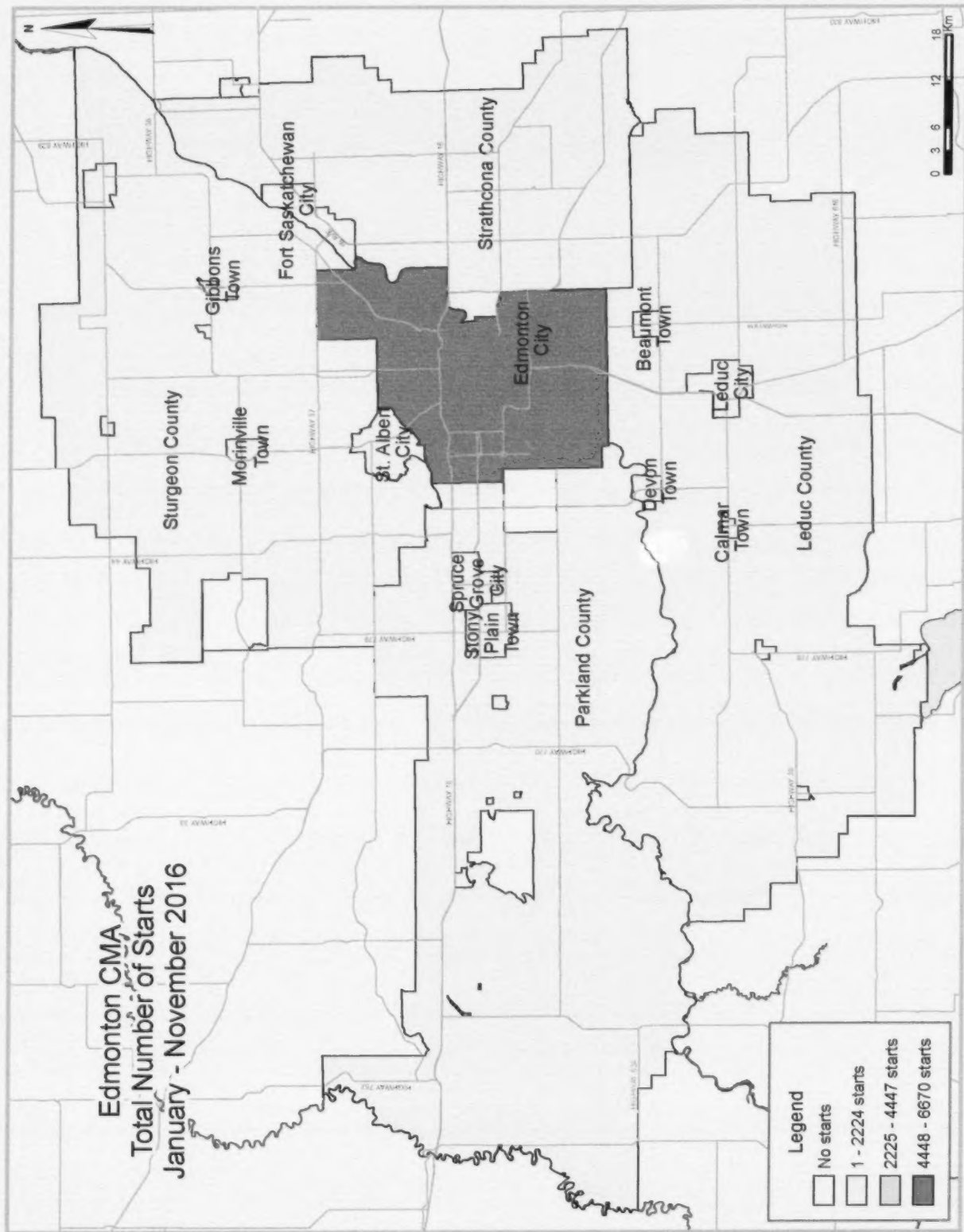












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
November 2016		
Edmonton CMA ¹	October 2016	November 2016
Trend ²	9,742	10,041
SAAR	13,349	11,555
	November 2015	November 2016
Actual		
November - Single-Detached	409	436
November - Multiples	1,312	550
November - Total	1,721	986
January to November - Single-Detached	5,424	3,926
January to November - Multiples	10,903	5,398
January to November - Total	16,327	9,324

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2016	435	178	34	1	42	164	0	132	986
November 2015	409	176	29	0	108	646	27	326	1,721
% Change	6.4	1.1	17.2	n/a	-61.1	-74.6	-100.0	-59.5	-42.7
Year-to-date 2016	3,918	1,758	453	8	690	1,404	115	978	9,324
Year-to-date 2015	5,396	2,146	668	26	1,176	4,168	239	2,508	16,327
% Change	-27.4	-18.1	-32.2	-69.2	-41.3	-66.3	-51.9	-61.0	-42.9
UNDER CONSTRUCTION									
November 2016	2,648	1,144	365	6	581	3,064	177	2,055	10,040
November 2015	3,683	1,542	433	6	973	5,544	322	3,040	15,543
% Change	-28.1	-25.8	-15.7	0.0	-40.3	-44.7	-45.0	-32.4	-35.4
COMPLETIONS									
November 2016	406	140	27	2	91	124	32	292	1,114
November 2015	673	256	69	1	87	395	32	182	1,695
% Change	-39.7	-45.3	-60.9	100.0	4.6	-68.6	0.0	60.4	-34.3
Year-to-date 2016	4,593	2,020	422	7	938	2,473	441	3,259	14,153
Year-to-date 2015	6,392	2,226	545	14	1,098	2,334	135	2,424	15,168
% Change	-28.1	-9.3	-22.6	-50.0	-14.6	6.0	**	34.4	-6.7
COMPLETED & NOT ABSORBED									
November 2016	638	362	82	4	192	622	n/a	n/a	1,900
November 2015	687	326	45	0	66	294	n/a	n/a	1,418
% Change	-7.1	11.0	82.2	n/a	190.9	111.6	n/a	n/a	34.0
ABSORBED									
November 2016	395	147	27	1	96	71	n/a	n/a	737
November 2015	607	215	57	1	89	327	n/a	n/a	1,296
% Change	-34.9	-31.6	-52.6	0.0	7.9	-78.3	n/a	n/a	-43.1
Year-to-date 2016	4,726	2,053	388	3	746	2,154	n/a	n/a	10,070
Year-to-date 2015	6,226	2,128	410	15	1,050	2,172	n/a	n/a	12,001
% Change	-24.1	-3.5	-5.4	-80.0	-29.0	-0.8	n/a	n/a	-16.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
November 2016	323	120	17	1	42	132	0	132	767
November 2015	297	152	25	0	102	643	0	322	1,541
Beaumont Town									
November 2016	25	2	0	0	0	0	0	0	27
November 2015	13	2	0	0	0	0	22	0	37
Devon Town									
November 2016	1	0	0	0	0	32	0	0	33
November 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2016	3	8	0	0	0	0	0	0	11
November 2015	5	8	0	0	0	0	5	0	18
Leduc City									
November 2016	7	10	0	0	0	0	0	0	17
November 2015	18	0	0	0	0	0	0	0	18
Leduc County									
November 2016	8	2	0	0	0	0	0	0	10
November 2015	7	0	0	0	0	0	0	0	7
Morinville Town									
November 2016	2	0	0	0	0	0	0	0	2
November 2015	2	0	0	0	0	3	0	0	5
Parkland County									
November 2016	15	0	0	0	0	0	0	0	15
November 2015	15	0	0	0	0	0	0	0	15
Spruce Grove City									
November 2016	15	18	0	0	0	0	0	0	33
November 2015	7	12	4	0	0	0	0	0	23
St. Albert City									
November 2016	14	10	13	0	0	0	0	0	37
November 2015	17	2	0	0	2	0	0	0	21
Stony Plain Town									
November 2016	4	2	0	0	0	0	0	0	6
November 2015	0	0	0	0	0	0	0	0	0
Strathcona County									
November 2016	13	6	4	0	0	0	0	0	23
November 2015	18	0	0	0	4	0	0	0	22
Sturgeon County									
November 2016	2	0	0	0	0	0	0	0	2
November 2015	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	3	0	0	0	0	0	0	4	7
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2016	435	178	34	1	42	164	0	132	986
November 2015	409	176	29	0	108	646	27	326	1,721

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
November 2016	1,774	762	305	6	485	2,639	84	1,730	7,785
November 2015	2,465	1,170	350	4	806	4,652	103	2,590	12,140
Beaumont Town									
November 2016	132	26	0	0	0	0	0	0	158
November 2015	146	38	12	0	0	8	65	63	332
Devon Town									
November 2016	8	10	0	0	0	32	0	0	50
November 2015	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
November 2016	42	58	20	0	0	0	0	0	120
November 2015	81	66	3	0	26	0	73	48	297
Leduc City									
November 2016	84	50	4	0	24	0	0	0	162
November 2015	171	40	29	0	26	160	4	90	520
Leduc County									
November 2016	65	4	0	0	0	0	0	0	69
November 2015	111	0	0	0	0	0	0	0	111
Morinville Town									
November 2016	14	8	0	0	0	0	0	0	22
November 2015	35	18	0	0	0	3	0	36	92
Parkland County									
November 2016	93	0	0	0	0	0	0	0	93
November 2015	117	0	0	0	0	0	0	0	117
Spruce Grove City									
November 2016	93	92	12	0	30	0	22	0	249
November 2015	106	124	35	0	27	140	0	0	432
St. Albert City									
November 2016	84	62	13	0	23	325	0	87	594
November 2015	109	36	0	0	48	119	2	110	424
Stony Plain Town									
November 2016	35	28	0	0	0	12	71	66	212
November 2015	33	22	0	0	20	122	71	66	334
Strathcona County									
November 2016	126	40	7	0	19	56	0	172	420
November 2015	182	24	0	2	20	340	0	29	597
Sturgeon County									
November 2016	72	0	0	0	0	0	0	0	72
November 2015	83	0	0	0	0	0	0	0	83
Remainder of the CMA									
November 2016	26	4	4	0	0	0	0	0	34
November 2015	41	2	4	0	0	0	4	8	59
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2016	2,648	1,144	365	6	581	3,064	177	2,055	10,040
November 2015	3,683	1,542	433	6	973	5,544	322	3,040	15,543

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
November 2016	281	102	20	1	70	124	32	182	812
November 2015	471	186	57	1	71	337	17	134	1,274
Beaumont Town									
November 2016	18	0	0	0	0	0	0	0	18
November 2015	13	0	12	0	0	0	0	0	25
Devon Town									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
November 2016	10	0	0	0	0	0	0	0	10
November 2015	25	20	0	0	0	0	15	48	108
Leduc City									
November 2016	10	8	4	0	0	0	0	0	22
November 2015	29	4	0	0	0	0	0	0	33
Leduc County									
November 2016	14	0	3	0	0	0	0	0	17
November 2015	20	0	0	0	0	0	0	0	20
Morinville Town									
November 2016	2	0	0	0	0	0	0	0	2
November 2015	0	0	0	0	0	0	0	0	0
Parkland County									
November 2016	16	0	0	0	0	0	0	0	16
November 2015	25	2	0	0	0	0	0	0	27
Spruce Grove City									
November 2016	20	12	0	0	10	0	0	0	42
November 2015	28	26	0	0	0	0	0	0	54
St. Albert City									
November 2016	5	2	0	0	7	0	0	110	124
November 2015	13	2	0	0	8	0	0	0	23
Stony Plain Town									
November 2016	10	4	0	0	4	0	0	0	18
November 2015	7	2	0	0	0	0	0	0	9
Strathcona County									
November 2016	13	12	0	1	0	0	0	0	26
November 2015	28	14	0	0	8	58	0	0	108
Sturgeon County									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
November 2016	4	0	0	0	0	0	0	0	4
November 2015	5	0	0	0	0	0	0	0	5
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2016	406	140	27	2	91	124	32	292	1,114
November 2015	673	256	69	1	87	395	32	182	1,695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2016	397	216	40	3	130	547	n/a	n/a	1,333
November 2015	376	164	27	0	25	260	n/a	n/a	852
Beaumont Town									
November 2016	22	7	3	0	0	3	n/a	n/a	35
November 2015	20	0	10	0	0	0	n/a	n/a	30
Devon Town									
November 2016	2	0	0	0	0	0	n/a	n/a	2
November 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
November 2016	28	33	4	0	5	0	n/a	n/a	70
November 2015	64	44	2	0	1	0	n/a	n/a	111
Leduc City									
November 2016	32	7	16	0	11	0	n/a	n/a	66
November 2015	51	15	0	0	2	0	n/a	n/a	68
Leduc County									
November 2016	10	0	0	0	0	0	n/a	n/a	10
November 2015	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
November 2016	12	2	0	0	0	0	n/a	n/a	14
November 2015	7	0	0	0	0	0	n/a	n/a	7
Parkland County									
November 2016	8	0	0	0	0	0	n/a	n/a	8
November 2015	9	0	0	0	0	0	n/a	n/a	9
Spruce Grove City									
November 2016	39	52	12	0	5	45	n/a	n/a	153
November 2015	59	65	0	0	6	28	n/a	n/a	158
St. Albert City									
November 2016	35	23	0	0	12	0	n/a	n/a	70
November 2015	32	9	0	0	4	0	n/a	n/a	45
Stony Plain Town									
November 2016	23	14	3	0	5	0	n/a	n/a	45
November 2015	22	19	6	0	5	0	n/a	n/a	52
Strathcona County									
November 2016	19	8	3	1	22	27	n/a	n/a	80
November 2015	33	10	0	0	23	6	n/a	n/a	72
Sturgeon County									
November 2016	4	0	0	0	0	0	n/a	n/a	4
November 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
November 2016	7	0	1	0	2	0	n/a	n/a	10
November 2015	7	0	0	0	0	0	n/a	n/a	7
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2016	638	362	82	4	192	622	n/a	n/a	1,900
November 2015	687	326	45	0	66	294	n/a	n/a	1,418

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Canada Mortgage and Housing Corporation

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
November 2016	261	102	19	1	69	66	n/a	n/a	518
November 2015	421	156	52	1	70	275	n/a	n/a	975
Beaumont Town									
November 2016	18	3	5	0	0	5	n/a	n/a	31
November 2015	13	0	5	0	0	0	n/a	n/a	18
Devon Town									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
November 2016	15	5	0	0	1	0	n/a	n/a	21
November 2015	20	11	0	0	0	0	n/a	n/a	31
Leduc City									
November 2016	15	11	0	0	3	0	n/a	n/a	29
November 2015	31	5	0	0	7	0	n/a	n/a	43
Leduc County									
November 2016	13	0	3	0	0	0	n/a	n/a	16
November 2015	19	0	0	0	0	0	n/a	n/a	19
Morinville Town									
November 2016	1	0	0	0	0	0	n/a	n/a	1
November 2015	1	0	0	0	0	0	n/a	n/a	1
Parkland County									
November 2016	15	0	0	0	0	0	n/a	n/a	15
November 2015	21	2	0	0	0	0	n/a	n/a	23
Spruce Grove City									
November 2016	19	10	0	0	10	0	n/a	n/a	39
November 2015	22	22	0	0	0	0	n/a	n/a	44
St. Albert City									
November 2016	5	1	0	0	3	0	n/a	n/a	9
November 2015	10	2	0	0	7	0	n/a	n/a	19
Stony Plain Town									
November 2016	7	4	0	0	10	0	n/a	n/a	21
November 2015	10	3	0	0	0	0	n/a	n/a	13
Strathcona County									
November 2016	16	11	0	0	0	0	n/a	n/a	27
November 2015	29	14	0	0	5	52	n/a	n/a	100
Sturgeon County									
November 2016	4	0	0	0	0	0	n/a	n/a	4
November 2015	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
November 2016	6	0	0	0	0	0	n/a	n/a	6
November 2015	1	0	0	0	0	0	n/a	n/a	1
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2016	395	147	27	1	96	71	n/a	n/a	737
November 2015	607	215	57	1	89	327	n/a	n/a	1,296

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Edmonton CMA
2006 - 2015**

	Ownership						Rental		Total ^{1c}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	***	38.7	163.2	***	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	***	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	***	***	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	***	-18.6	-81.9	-81.0	***	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	***	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**November 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Edmonton City	324	297	128	156	51	123	264	965	767	1,541	-50.2
Beaumont Town	25	13	2	2	0	22	0	0	27	37	-27.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	32	0	33	0	n/a
Fort Saskatchewan City	3	5	8	8	0	5	0	0	11	18	-38.9
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	7	18	10	0	0	0	0	0	17	18	-5.6
Leduc County	8	7	2	0	0	0	0	0	10	7	42.9
Morinville Town	2	2	0	0	0	0	0	3	2	5	-60.0
Parkland County	15	15	0	0	0	0	0	0	15	15	0.0
Spruce Grove City	15	7	18	12	0	4	0	0	33	23	43.5
St. Albert City	14	17	10	4	13	0	0	0	37	21	76.2
Stony Plain Town	4	0	2	0	0	0	0	0	6	0	n/a
Strathcona County	13	18	6	0	4	4	0	0	23	22	4.5
Sturgeon County	2	7	0	0	0	0	0	0	2	7	-71.4
Remainder of the CMA	2	3	0	0	0	0	0	4	2	7	-71.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	436	409	186	182	68	158	296	972	986	1,721	-42.7

Table 2.1: Starts by Submarket and by Dwelling Type**January - November 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	2,753	3,771	1,234	1,684	962	1,549	1,721	5,748	6,670	12,752	-47.7
Beaumont Town	163	151	30	38	4	92	0	134	197	415	-52.5
Calmar Town	4	11	0	0	0	4	0	0	4	15	-73.3
Devon Town	8	5	10	2	0	0	32	0	50	7	**
Fort Saskatchewan City	74	159	100	142	24	84	48	96	246	481	-48.9
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	103	190	66	54	34	67	0	14	203	325	-37.5
Leduc County	83	125	8	0	3	0	0	0	94	125	-24.8
Morinville Town	22	42	8	18	0	4	0	3	30	67	-55.2
Parkland County	119	144	0	0	0	0	0	0	119	144	-17.4
Spruce Grove City	146	213	140	180	78	49	0	72	364	514	-29.2
St. Albert City	117	156	112	48	50	5	406	16	685	225	**
Stony Plain Town	58	80	38	52	3	49	3	216	102	397	-74.3
Strathcona County	158	248	88	100	18	4	172	369	436	721	-39.5
Sturgeon County	94	101	0	0	0	0	0	0	94	101	-6.9
Remainder of the CMA	23	26	2	2	4	0	0	8	29	36	-19.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,926	5,424	1,836	2,320	1,180	1,907	2,382	6,676	9,324	16,327	-42.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Edmonton City	51	123	0	0	132	643	132	322
Beaumont Town	0	0	0	22	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	0	0	0	5	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	3	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	13	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	68	131	0	27	164	646	132	326

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	862	1,440	100	109	963	3,579	758	2,169
Beaumont Town	4	27	0	65	0	8	0	126
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	24	25	0	59	0	0	48	96
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	34	67	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	3	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	78	49	0	0	0	72	0	0
St. Albert City	35	5	15	0	406	16	0	0
Stony Plain Town	3	49	0	0	3	150	0	66
Strathcona County	18	4	0	0	0	340	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	8
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,065	1,670	115	237	1,404	4,168	978	2,508

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Edmonton City	460	474	175	745	132	322	767	1,541
Beaumont Town	27	15	0	0	0	22	27	37
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	32	0	0	0	33	0
Fort Saskatchewan City	11	13	0	0	0	5	11	18
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	17	18	0	0	0	0	17	18
Leduc County	10	7	0	0	0	0	10	7
Morinville Town	2	2	0	3	0	0	2	5
Parkland County	15	15	0	0	0	0	15	15
Spruce Grove City	33	23	0	0	0	0	33	23
St. Albert City	37	19	0	2	0	0	37	21
Stony Plain Town	6	0	0	0	0	0	6	0
Strathcona County	23	18	0	4	0	0	23	22
Sturgeon County	2	7	0	0	0	0	2	7
Remainder of the CMA	2	3	0	0	0	4	2	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	647	614	207	754	132	353	986	1,721

Table 2.5: Starts by Submarket and by Intended Market
January - November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	4,265	5,867	1,547	4,607	858	2,278	6,670	12,752
Beaumont Town	197	216	0	8	0	191	197	415
Calmar Town	4	11	0	0	0	4	4	15
Devon Town	18	7	32	0	0	0	50	7
Fort Saskatchewan City	198	300	0	26	48	155	246	481
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	185	274	18	37	0	14	203	325
Leduc County	94	125	0	0	0	0	94	125
Morinville Town	30	60	0	7	0	0	30	67
Parkland County	119	144	0	0	0	0	119	144
Spruce Grove City	330	432	34	82	0	0	364	514
St. Albert City	228	196	442	27	15	2	685	225
Stony Plain Town	99	135	3	196	0	66	102	397
Strathcona County	238	312	26	380	172	29	436	721
Sturgeon County	94	101	0	0	0	0	94	101
Remainder of the CMA	29	28	0	0	0	8	29	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,129	8,210	2,102	5,370	1,093	2,747	9,324	16,327

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Edmonton City	282	472	112	190	112	141	306	471	812	1,274	-36.3
Beaumont Town	18	13	0	0	0	12	0	0	18	25	-28.0
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	10	25	0	20	0	15	0	48	10	108	-90.7
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	10	29	8	4	4	0	0	0	22	33	-33.3
Leduc County	14	20	0	0	3	0	0	0	17	20	-15.0
Morinville Town	2	0	0	0	0	0	0	0	2	0	n/a
Parkland County	16	25	0	2	0	0	0	0	16	27	-40.7
Spruce Grove City	20	28	12	26	10	0	0	0	42	54	-22.2
St. Albert City	5	13	4	10	5	0	110	0	124	23	***
Stony Plain Town	10	7	4	2	4	0	0	0	18	9	100.0
Strathcona County	14	28	12	22	0	0	0	58	26	108	-75.9
Sturgeon County	3	8	0	0	0	0	0	0	3	8	-62.5
Remainder of the CMA	4	4	0	0	0	0	0	0	4	4	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	408	674	152	276	138	168	416	577	1,114	1,695	-34.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	3,169	4,428	1,578	1,666	1,202	1,304	4,526	4,033	10,475	11,431	-8.4
Beaumont Town	163	121	40	24	78	16	71	0	352	161	118.6
Calmar Town	11	23	0	0	4	0	0	0	15	23	-34.8
Devon Town	3	8	2	0	0	0	0	0	5	8	-37.5
Fort Saskatchewan City	92	226	104	146	105	37	96	48	397	457	-13.1
Gibbons Town	2	7	0	0	0	0	0	0	2	7	-71.4
Leduc City	183	251	48	112	65	141	250	14	546	518	5.4
Leduc County	118	140	4	0	3	0	0	0	125	140	-10.7
Morinville Town	40	68	16	2	0	11	39	0	95	81	17.3
Parkland County	134	150	0	6	0	0	0	0	134	156	-14.1
Spruce Grove City	162	322	162	214	119	57	140	247	583	840	-30.6
St. Albert City	142	180	78	52	66	7	220	150	506	389	30.1
Stony Plain Town	55	93	32	50	23	15	126	0	236	158	49.4
Strathcona County	202	251	76	120	8	20	260	266	546	657	-16.9
Sturgeon County	99	116	0	0	0	0	0	0	99	116	-14.7
Remainder of the CMA	25	24	0	2	8	0	4	0	37	26	42.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,600	6,408	2,140	2,394	1,681	1,608	5,732	4,758	14,153	15,168	-6.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**November 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Edmonton City	80	124	32	17	124	337	182	134
Beaumont Town	0	12	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	15	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	10	0	0	0	0	0	0	0
St. Albert City	5	0	0	0	0	0	110	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	58	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	106	136	32	32	124	395	292	182

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**January - November 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	993	1,274	209	30	2,394	2,276	2,132	1,757
Beaumont Town	13	16	65	0	8	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	32	4	73	33	0	0	96	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	61	73	4	68	0	0	250	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	3	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	85	57	34	0	68	0	72	247
St. Albert City	16	7	50	0	0	0	220	150
Stony Plain Town	23	15	0	0	0	0	126	0
Strathcona County	8	20	0	0	0	58	260	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,242	1,477	439	131	2,473	2,334	3,259	2,424

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market**November 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Edmonton City	403	714	195	409	214	151	812	1,274
Beaumont Town	18	25	0	0	0	0	18	25
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	10	45	0	0	0	63	10	108
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	22	33	0	0	0	0	22	33
Leduc County	17	20	0	0	0	0	17	20
Morinville Town	2	0	0	0	0	0	2	0
Parkland County	16	27	0	0	0	0	16	27
Spruce Grove City	32	54	10	0	0	0	42	54
St. Albert City	7	15	7	8	110	0	124	23
Stony Plain Town	14	9	4	0	0	0	18	9
Strathcona County	25	42	1	66	0	0	26	108
Sturgeon County	3	8	0	0	0	0	3	8
Remainder of the CMA	4	4	0	0	0	0	4	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	573	998	217	483	324	214	1,114	1,695

Table 3.5: Completions by Submarket and by Intended Market**January - November 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	4,944	6,466	3,188	3,174	2,343	1,791	10,475	11,431
Beaumont Town	216	161	8	0	128	0	352	161
Calmar Town	11	23	0	0	4	0	15	23
Devon Town	5	8	0	0	0	0	5	8
Fort Saskatchewan City	206	365	22	11	169	81	397	457
Gibbons Town	2	7	0	0	0	0	2	7
Leduc City	272	400	20	36	254	82	546	518
Leduc County	125	140	0	0	0	0	125	140
Morinville Town	56	73	3	8	36	0	95	81
Parkland County	134	156	0	0	0	0	134	156
Spruce Grove City	378	559	99	34	106	247	583	840
St. Albert City	210	204	26	35	270	150	506	389
Stony Plain Town	90	143	20	15	126	0	236	158
Strathcona County	258	316	28	133	260	208	546	657
Sturgeon County	99	116	0	0	0	0	99	116
Remainder of the CMA	29	26	4	0	4	0	37	26
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	7,035	9,163	3,418	3,446	3,700	2,559	14,153	15,168

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2016	41	15.8	74	28.5	76	29.2	31	11.9	38	14.6	260	517,500	558,496
November 2015	58	13.8	122	29.0	113	26.9	71	16.9	56	13.3	420	530,000	586,743
Year-to-date 2016	420	13.2	894	28.1	978	30.7	423	13.3	471	14.8	3,186	530,000	590,599
Year-to-date 2015	463	10.8	1,031	24.1	1,285	30.1	689	16.1	805	18.8	4,273	545,000	618,344
Beaumont Town													
November 2016	4	22.2	9	50.0	5	27.8	0	0.0	0	0.0	18	485,000	463,938
November 2015	3	23.1	4	30.8	5	38.5	1	7.7	0	0.0	13	500,000	488,686
Year-to-date 2016	69	43.4	49	30.8	32	20.1	9	5.7	0	0.0	159	420,000	432,655
Year-to-date 2015	18	15.3	38	32.2	37	31.4	21	17.8	4	3.4	118	510,000	516,473
Calmar Town													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	0	0
Year-to-date 2015	15	71.4	3	14.3	3	14.3	0	0.0	0	0.0	21	0	416,604
Devon Town													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Fort Saskatchewan City													
November 2016	3	20.0	7	46.7	3	20.0	1	6.7	1	6.7	15	465,000	484,533
November 2015	2	10.0	9	45.0	5	25.0	1	5.0	3	15.0	20	497,500	544,620
Year-to-date 2016	20	15.2	73	55.3	27	20.5	7	5.3	5	3.8	132	465,000	479,253
Year-to-date 2015	32	15.2	87	41.4	49	23.3	22	10.5	20	9.5	210	480,000	523,775
Gibbons Town													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Leduc City													
November 2016	2	13.3	4	26.7	5	33.3	4	26.7	0	0.0	15	550,000	526,638
November 2015	11	35.5	11	35.5	6	19.4	3	9.7	0	0.0	31	420,000	454,221
Year-to-date 2016	60	29.7	91	45.0	30	14.9	15	7.4	6	3.0	202	450,000	464,023
Year-to-date 2015	73	30.0	92	37.9	56	23.0	17	7.0	5	2.1	243	447,500	463,519
Leduc County													
November 2016	0	0.0	2	40.0	0	0.0	0	0.0	3	60.0	5	0	682,630
November 2015	8	42.1	4	21.1	4	21.1	1	5.3	2	10.5	19	470,000	481,659
Year-to-date 2016	21	20.4	21	20.4	20	19.4	14	13.6	27	26.2	103	570,000	573,735
Year-to-date 2015	40	28.6	26	18.6	23	16.4	16	11.4	35	25.0	140	507,500	542,916
Morinville Town													
November 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
November 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	21	58.3	14	38.9	1	2.8	0	0.0	0	0.0	36	0	386,967
Year-to-date 2015	29	46.8	28	45.2	4	6.5	1	1.6	0	0.0	62	410,000	421,574

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
November 2015	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	0	0
Year-to-date 2016	2	15.4	0	0.0	1	7.7	2	15.4	8	61.5	13	0	0
Year-to-date 2015	6	11.8	2	3.9	1	2.0	7	13.7	35	68.6	51	800,000	848,428
Spruce Grove City													
November 2016	3	16.7	6	33.3	6	33.3	2	11.1	1	5.6	18	482,500	507,840
November 2015	3	13.6	9	40.9	7	31.8	2	9.1	1	4.5	22	492,500	505,433
Year-to-date 2016	28	15.6	80	44.7	38	21.2	19	10.6	14	7.8	179	475,000	503,485
Year-to-date 2015	61	19.7	114	36.9	76	24.6	34	11.0	24	7.8	309	490,000	508,183
St. Albert City													
November 2016	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	0	602,798
November 2015	0	0.0	1	10.0	6	60.0	0	0.0	3	30.0	10	570,000	618,756
Year-to-date 2016	0	0.0	13	9.3	30	21.4	52	37.1	45	32.1	140	650,000	684,923
Year-to-date 2015	0	0.0	16	9.1	44	25.0	33	18.8	83	47.2	176	690,000	702,427
Stony Plain Town													
November 2016	2	33.3	2	33.3	1	16.7	0	0.0	1	16.7	6	0	467,620
November 2015	1	10.0	7	70.0	1	10.0	1	10.0	0	0.0	10	445,000	463,966
Year-to-date 2016	8	15.1	23	43.4	10	18.9	4	7.5	8	15.1	53	0	495,678
Year-to-date 2015	21	24.4	41	47.7	12	14.0	7	8.1	5	5.8	86	450,000	483,536
Strathcona County													
November 2016	0	0.0	3	18.8	6	37.5	3	18.8	4	25.0	16	542,500	679,817
November 2015	0	0.0	3	10.7	13	46.4	5	17.9	7	25.0	28	587,500	680,500
Year-to-date 2016	4	2.0	48	23.4	67	32.7	30	14.6	56	27.3	205	545,000	698,326
Year-to-date 2015	6	2.6	51	21.7	92	39.1	23	9.8	63	26.8	235	565,000	704,690
Sturgeon County													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	0	895,000
November 2015	1	16.7	1	16.7	2	33.3	1	16.7	1	16.7	6	0	580,833
Year-to-date 2016	28	30.1	8	8.6	11	11.8	10	10.8	36	38.7	93	600,000	682,500
Year-to-date 2015	13	12.6	16	15.5	23	22.3	16	15.5	35	34.0	103	600,000	639,267
Remainder of the CMA													
November 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	0
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	15	78.9	1	5.3	0	0.0	2	10.5	1	5.3	19	0	0
Year-to-date 2015	12	66.7	3	16.7	0	0.0	1	5.6	2	11.1	18	0	0
First Nations													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
November 2016	59	16.0	109	29.6	103	28.0	43	11.7	54	14.7	368	515,000	555,883
November 2015	89	15.2	172	29.4	163	27.8	88	15.0	74	12.6	586	525,000	571,711
Year-to-date 2016	710	15.7	1,316	29.0	1,245	27.5	587	12.9	677	14.9	4,535	520,000	578,574
Year-to-date 2015	794	13.1	1,552	25.6	1,708	28.2	887	14.6	1,117	18.4	6,058	535,000	601,881

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
November 2016

Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	558,496	586,743	-4.8	590,599	618,344	-4.5
Beaumont Town	463,938	488,686	-5.1	432,655	516,473	-16.2
Calmar Town	-	-	n/a	-	416,604	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	484,533	544,620	-11.0	479,253	523,775	-8.5
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	526,638	454,221	15.9	464,023	463,519	0.1
Leduc County	682,630	481,659	41.7	573,735	542,916	5.7
Morinville Town	-	-	n/a	386,967	421,574	-8.2
Parkland County	-	-	n/a	-	848,428	n/a
Spruce Grove City	507,840	505,433	0.5	503,485	508,183	-0.9
St. Albert City	602,798	618,756	-2.6	684,923	702,427	-2.5
Stony Plain Town	467,620	463,966	0.8	495,678	483,536	2.5
Strathcona County	679,817	680,500	-0.1	698,326	704,690	-0.9
Sturgeon County	895,000	580,833	54.1	682,500	639,267	6.8
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	555,883	571,711	-2.8	578,574	601,881	-3.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

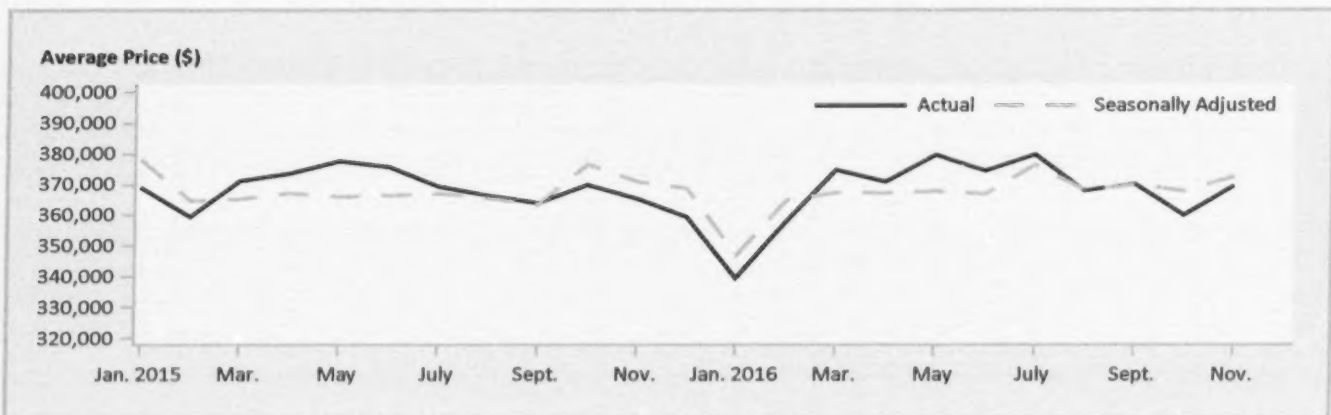


Figure 5.2: MLS® Residential Sales for Edmonton

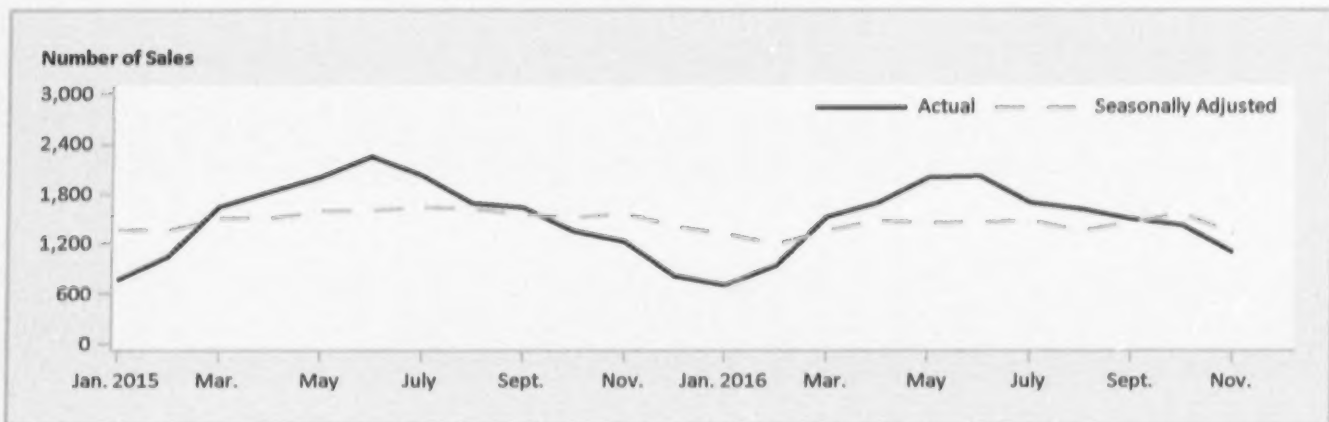
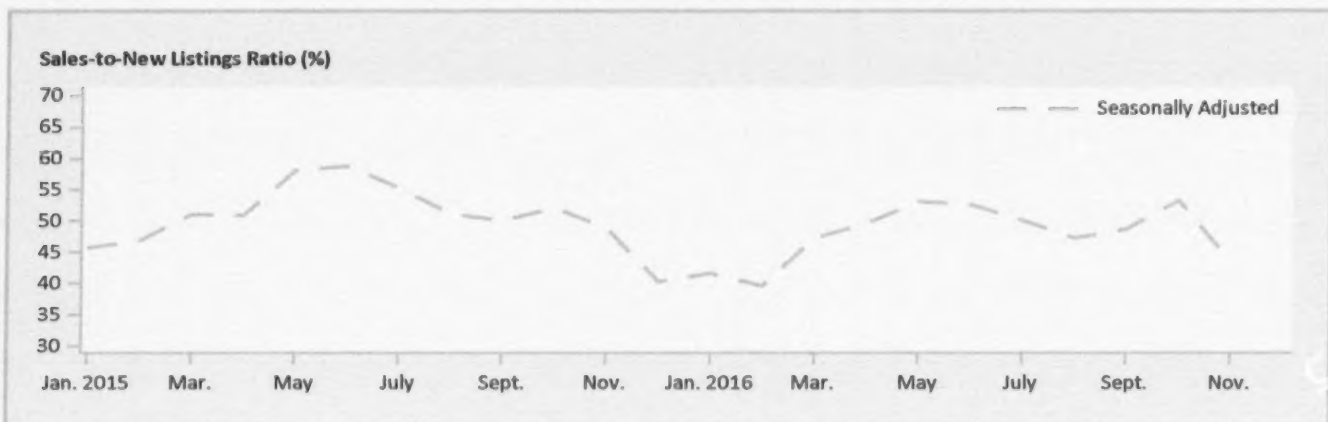


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64	91.7	135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64	91.7	135.4	781	7.0	75.1	1,130
	June	561	3.14	4.64	91.3	136.2	772	7.0	74.1	1,136
	July	567	3.14	4.74	91.4	135.3	760	7.7	73.3	1,149
	August	567	3.14	4.74	91.3	135.6	751	8.0	72.7	1,149
	September	561	3.14	4.64	91.1	135.2	751	7.7	72.3	1,151
	October	561	3.14	4.64	91.0	135.7	751	6.9	71.7	1,139
	November	561	3.14	4.64		134.8	751	6.8	71.5	1,138
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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